

*Township of Lower Macungie, PA
Friday, February 28, 2025*

Chapter 27. Zoning

Part 6. SR — SEMI-RURAL RESIDENTIAL DISTRICT

§ 27-601. Purpose.

[Ord. No. 2019-10, 8/1/2019]

The purpose of this district is to retain and continue the existing semirural character. Farming should be encouraged. The use of cluster development and open space neighborhoods should be encouraged as a way to preserve some farmland and environmentally sensitive areas and open space.

§ 27-602. Uses Permitted by Right.

[Ord. No. 2019-10, 8/1/2019]

1. The following uses in Exhibit 1: Zoning Use Matrix^[1] are permitted by right in this zoning district conditioned on the requirements of Part **24** and provided the use type, dimensional and all other applicable requirements of this chapter are met.

[1] *Editor's Note: Said exhibit is included as an attachment to this chapter.*

§ 27-603. Uses Permitted by Condition.

[Ord. No. 2019-10, 8/1/2019]

1. The following conditional uses available in Exhibit 1: Zoning Use Matrix and their accessory uses may be permitted following a review and recommendation by the Planning Commission in accordance with the provisions of Part **24**, and other applicable provisions listed herein, and approval by the Board of Commissioners.

§ 27-604. Uses Permitted by Special Exception.

[Ord. No. 2019-10, 8/1/2019]

1. The following uses available in Exhibit 1: Zoning Use Matrix and their accessory uses may be permitted when authorized as a special exception by the Zoning Hearing Board, subject to the provisions of Part **24**:
 - A. Any use of the same general character as those uses permitted by right or condition in the SR District. Evidence shall be submitted documenting the similarity and difference between the proposed uses and the uses permitted by right or condition to which the proposed use is most similar.

§ 27-605. Accessory Uses.

[Ord. No. 2019-10, 8/1/2019]

1. Accessory uses or structures on the same lot which are customarily incidental to the permitted use and primary structure are permitted by right. Only the following accessory uses are permitted in this part. These uses shall comply with all yard regulations, except as modified by the provisions contained within § **27-1708**, Residential Accessory Uses.
 - A. Accessory residential dwelling.
 - B. Amateur radio antennas.
 - C. Clubhouse, swimming pool, community recreation owned and operated by a homeowners' association or condominium association.
 - D. Home occupation.
 - E. Solar panels.
 - F. Temporary structure or use.

§ 27-606. Lot Area, Width, Building Coverage, Height Regulations.

[Ord. No. 2019-10, 8/1/2019]

The following dimensional requirements in this section and § **27-607** apply to each use permitted in the district by right, by condition and by special exception, subject to further applicable provisions of this chapter. The most-restrictive dimensional requirement for each use shall apply. All principal uses allowed in the district that utilize an on-lot sewage disposal system and/or on-lot water/well shall have a minimum lot size of one acre.

Lot Area, Width, Building Coverage, Height Regulations					
Principal Use	Minimum Lot Area	Minimum Lot Width (feet)	Maximum Building Coverage	Maximum Impervious Coverage	Maximum Building and Structure Height, Unless Otherwise Specified (feet)
Single-family detached dwelling	18,000 square feet	100	20%	30%	35
Farmstead	10 acres	300	20%	30%	35
Cluster development, open space neighborhood	10 acres	*	*	*	*
Golf course	50 acres	300	15%	25%	35
Agricultural	10 acres	300	20%	30%	35
Educational institutions	4 acres	250	15%	25%	35
Place of worship	2 acres	200	20%	30%	35
Nonprofit or commercial	2 acres	200	15%	25%	35

Lot Area, Width, Building Coverage, Height Regulations					
Principal Use	Minimum Lot Area	Minimum Lot Width (feet)	Maximum Building Coverage	Maximum Impervious Coverage	Maximum Building and Structure Height, Unless Otherwise Specified (feet)
swimming pool					
Public utility structures necessary for transmission such as well house, switching station, etc.	No minimum	None	None	n/a	35
All other uses unless otherwise specified	1 acre	100	15%	25%	35

NOTES:

- * See Part **16** and Part **24** of this chapter for further regulations.

§ 27-607. Minimum Yard Requirements.

[Ord. No. 2019-10, 8/1/2019]

Principal Use	Front Yard*	Side Yard	Rear Yard
All uses unless otherwise specified	30 feet	15 feet	30 feet

NOTES:

Side and rear yards are in addition to buffer yards except as provided in § **27-1803**.

See Figure 1H in Exhibit 2: Typical Residential Lot Layouts for example.

- * Unenclosed front porches for residential uses may extend five feet into the front yard.

§ 27-608. Special Regulations in the SR-Semi-Rural District.

[Ord. No. 2019-10, 8/1/2019]

- Any new land development or subdivisions shall utilize architectural-grade cladding and enhanced architectural features on all newly constructed or renovated buildings.
- All roof-mounted or nonresidential HVAC systems or building machinery shall be shielded from view utilizing appropriate screening as displayed in the Lower Macungie Township Design Guidelines.^[1]
[1] *Editor's Note: Said Design Guidelines are included as an attachment to this chapter.*
- All new land development or subdivisions shall include illuminated monument entrance signs per this chapter and the Lower Macungie Township Design Guidelines with associated seasonal landscaping beds and plantings.

4. All new land development or subdivisions shall naturalize all stormwater management features per this chapter and to the satisfaction of the Township.